

178.0

0006

0014.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

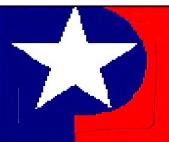
687,200 / 687,200

USE VALUE:

687,200 / 687,200

ASSESSED:

687,200 / 687,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STERN JEROME E	
Owner 2: STERN ABRAMS L NICOLE	
Owner 3:	

Street 1: 86 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WILLIAMS MARSHA -

Owner 2: -

Street 1: 86 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4778		Sq. Ft.	Site		0	70.	1.18	7									394,338						394,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4778.000	292,900		394,300	687,200		120871
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

PREVIOUS ASSESSMENT								Parcel ID	178.0-0006-0014.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,900	0	4,778.	394,300	687,200		Year end	12/23/2021
2021	101	FV	284,400	0	4,778.	394,300	678,700		Year End Roll	12/10/2020
2020	101	FV	284,400	0	4,778.	394,300	678,700	678,700	Year End Roll	12/18/2019
2019	101	FV	224,200	0	4,778.	394,300	618,500	618,500	Year End Roll	1/3/2019
2018	101	FV	225,900	0	4,778.	332,400	558,300	558,300	Year End Roll	12/20/2017
2017	101	FV	225,900	0	4,778.	304,200	530,100	530,100	Year End Roll	1/3/2017
2016	101	FV	225,900	0	4,778.	259,100	485,000	485,000	Year End	1/4/2016
2015	101	FV	213,600	0	4,778.	225,300	438,900	438,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS MARSHA	46932-312		2/8/2006	Change>Sale	432,000	No	No		
	9933-246		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/30/2018	1247	Addition	192,500	O					7/25/2018	MEAS&NOTICE	CC	Chris C
2/22/2006	116	Redo Kit	28,250	C		G8	GR FY08		8/7/2011	Inspected	BS	Barbara S
1/21/1999	32	Addition	24,000	C				12X19 ROOM/BALCONY	12/2/2008	Meas/Inspect	355	PATRIOT
									7/25/2006	MLS	HC	Helen Chinal
									6/15/2006	Permit Visit	BR	B Rossignol
									12/21/1999	Meas/Inspect	163	PATRIOT
									6/28/1999		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS.										
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:											
			%	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:											
				OthrFix:	Rating:													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1												
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O											
Jurisdct:		Fact: .		Fpl: 1	Rating: Average	Other												
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:	Upper												
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 2										
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Lvl 1												
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:		Lower												
Bsmnt Flr: 12 - Concrete	Subfloor:			Floor:		Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1								
DEPRECIATION				REMODELING				RES BREAKDOWN										
Phys Cond: AG - Avg-Good	Functional:	Economic:	Special:	Exterior:	No Unit	RMS	BRS	FL										
26. %				Interior:	1	7	3	M										
Override:				Additions: 1999														
Total: 26.4 %				Kitchen:														
CALC SUMMARY				COMPARABLE SALES				Baths:										
Basic \$ / SQ: 130.00	Size Adj.: 1.30954766	Const Adj.: 0.98990101	Adj \$ / SQ: 168.522	Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Other Features: 89059	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val								
				LUC Factor: 1.00	Adj Total: 397982	Depreciation: 105067	Depreciated Total: 292915	Juris. Factor:		Before Depr: 168.52								
								Special Features: 0		Val/Su Net: 121.03								
								Final Total: 292900		Val/Su SzAd: 183.98								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0006-0014.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:	Total Special Features:										Total:						